

# 33 Roselea Avenue, Southside, Qld 4570



## Sold Acreage

Monday, 28 August 2023

33 Roselea Avenue, Southside, Qld 4570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 6000 m2

Type: Acreage



Kelvin and Ronnie Cochrane

**\$847,500**

Situated in Southside, only two minutes to town you will find this quality sandstone, spilt block home on a 1.5 acre, fully dog-fenced block with beautiful rural views. The floor plan has been well thought-out with approximately 300m<sup>2</sup> under roof living. The lounge, dining and kitchen are much larger than homes built today. The double front doors open to the large carpeted living area with quality terra cotta tiles throughout the remainder of the living area, kitchen, bathroom and passage. A split system air-conditioning unit is conveniently located in the centre of the lounge/dining/ kitchen area. A full wall of windows allows for the view to be taken in from the kitchen and dining area, flooding this space with natural light. Western facing windows in the property are tinted to keep the summer heat out and the wall of windows promotes a lovely cross breeze to cool you down on those warm summer days. Enjoy the serenity on the back deck and bathe under the stars in your fully plumbed outdoor bath. Entertain your family, friends and guests on the brand new undercover deck overlooking the inground salt-water pool. This home has been freshly painted inside throughout with brand new blinds installed, with the exception of the sunroom, which accommodates natural white curtains. The very large kitchen is brand new, with stone bench tops, a freestanding 900mm gas cook top and electric oven, dishwasher and plumbed in fridge space. Both bathrooms and laundry have been recently renovated. The hallway/walkways allow a 4ft wide wheelchair friendly passage, all 4 bedrooms are carpeted and all have ceiling fans and built in wardrobes. The main bedroom has an ensuite and walk-in robe. There is an office/ craft/gym room space situated off the main bedroom for privacy. There is loads of additional storage throughout the home. The laundry has a built in ironing board, storage cupboard and leads out to an undercover clothesline for convenience. A large 12m x 6m shed on concrete slab with power is large enough to house your cars and also doubles as a workshop area. A breezeway separates the shed from the house, with a large pergola covering the entirety. This breezeway could be transformed to house a caravan. 5 x 5,000 gallon tanks will keep the taps flowing throughout the year. An extra 6m x 3m shed is located behind the house next to the chook pen and large established veggie garden and fruit orchard. A 6kw Solar system in place to reduce the cost of electricity. Located on a quiet, no-through road in Gympie's sort after suburb- Southside, this property is just 40 minutes from Noosa's prestigious beaches, 55 minutes to Rainbow Beach and 1hr and 40mins to Brisbane. A two-minute drive Southside means everything you need is close by including primary schools, shops, restaurants, walking/cycling trails, parks & playgrounds. This is one you will definitely want to see! It is a must see for your inspection property list. Features include - 4 generous sized bedrooms all with built-ins - Main bedrooms has an ensuite and walk in robe - Brand new kitchen- Renovated bathrooms and laundry - Fully dog-fenced 1.5 acres - Inground pool - An extra room office/study - Colour-bond roof - 6kw solar system - Freshly painted interior - Double bay powered lockup shed (with additional carport space at front) - Additional shed with wide door access. - Brand new 8m X 6m undercover deck entertaining area - An additional undercover entertaining area by the pool - 5 x 5,000 Gallon water tanks - Split system ducted air-conditioning - Ceiling fans throughout - Established gardens, including a large vegetable garden and fruit orchard. - Plenty of additional storage - Tinted windows on the western side of the house. - Outdoor bath - Fireplace - Newly installed blinds - Chook pen This is a must-see property to take in all it has to offer. Please do not hesitate to contact Esther on 0423 314 443 to arrange an inspection.